



Town of Tyngsborough
Planning Board
25 Bryants Lane,
Tyngsborough, Massachusetts 01879-1003
Office: (978) 649-2300 ext. 115

MINUTES
February 6, 2014
APPROVED

Attachments:

1. Meeting Agenda
2. 130 Middlesex Rd., Unit 5 Special Permit Application – 1/10/14
3. David E. Ross Associates review of 130 Middlesex Rd., Unit 5 application – 2/4/14
4. Town Department Comments regarding 130 Middlesex Rd., Unit 5 application

Members Present: Bill Gramer, Chairman
Kimberly O'Brien, Vice Chairman
Steve Nocco
Steve O'Neill
Tom Delmore

Members Absent: Jesse Johnson, David E. Ross Associates

7:00pm - Meeting called to order by Chairman William Gramer

7:02pm **130 Middlesex Rd., Unit 5 (M21, P19, L0)** – Special permit application to operate a catering business in accordance with Tyngsborough's Zoning By-Law Section 2.11.30. Said parcel is zoned B1.

S. Nocco: Motion to waive the reading of the legal notice and abutters list

T. Delmore: 2nd the motion

In Favor: 5 Opposed: 0

Passes: 5-0

Applicant Pat Bianco appeared before the Board to request a Special Permit to operate his catering business "Bianco Catering" as required by Section 2.11.30 of the Zoning By-Laws. Mr. Bianco explained that he is looking to move his business from a different area of Tyngsborough to a more visible location on Middlesex Rd. The unit he would be occupying was previously permitted for a restaurant and therefore fits all of his requirements to operate his business. There would be no restaurant seating, and he would be building a small office. He went on to say that he will eventually offer order pick-up for the various platters and other menu items. Board engineer J. Johnson reported that there would be less of an impact than the previous restaurant with regard to traffic and pedestrian access. There were no abutters present to speak for or against this project.

S. Nocco: Motion to close the public portion of the hearing

S. O'Neill: 2nd the motion

In Favor: 5 Opposed: 0

Passes: 5-0

S. Nocco: Motion to approve a Special Permit for 130 Middlesex Rd., Unit 5 for the operation of a catering business. Such permit is conditioned on the following:

In accordance with Section 1.16.14 of the Zoning By-law the Planning Board finds that this proposed use:

1. Is in harmony with the purpose and intent of this By-law;
2. Will not be detrimental or injurious to the neighborhood in which it is to take place;
3. Is appropriate for the site in question;
4. Complies with all applicable requirements of this By-law.

S. O'Neill: 2nd the motion

Roll Call Vote:

Steve Nocco: Yes

William Gramer: Yes

Tom Delmore: Yes

Steve O'Neill: Yes

Kimberly O'Brien: Yes

Passes: 5-0

DISCUSSION

Zoning By-Law Amendments Project

There was further discussion concerning amending Section 4.16.00 (Telecommunications Towers) of the Zoning By-laws, and adding new sections that address common driveways and hammerhead lots. Additional research is necessary for all of these proposals and will be further discussed at future meetings.

ADMINISTRATIVE

S. O'Neill: Motion to approve the minutes from November 7, 2013 as written.

K. O'Brien: 2nd the motion

In Favor: 5 Opposed: 0

Passes: 5-0

K. O'Brien: Motion to approve the minutes from January 16, 2014 with correction.

S. Nocco: 2nd the motion

In Favor: 5 Opposed: 0

Passes: 5-0

7:25pm

S. Nocco: Motion to adjourn

T. Delmore: 2nd the motion

In Favor: 5 Opposed: 0

Passes: 5-0

Minutes respectfully submitted by
Pamela Berman